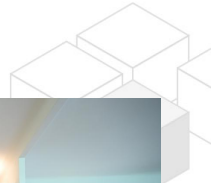


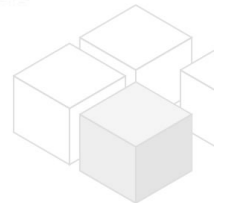
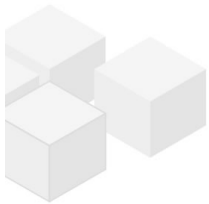
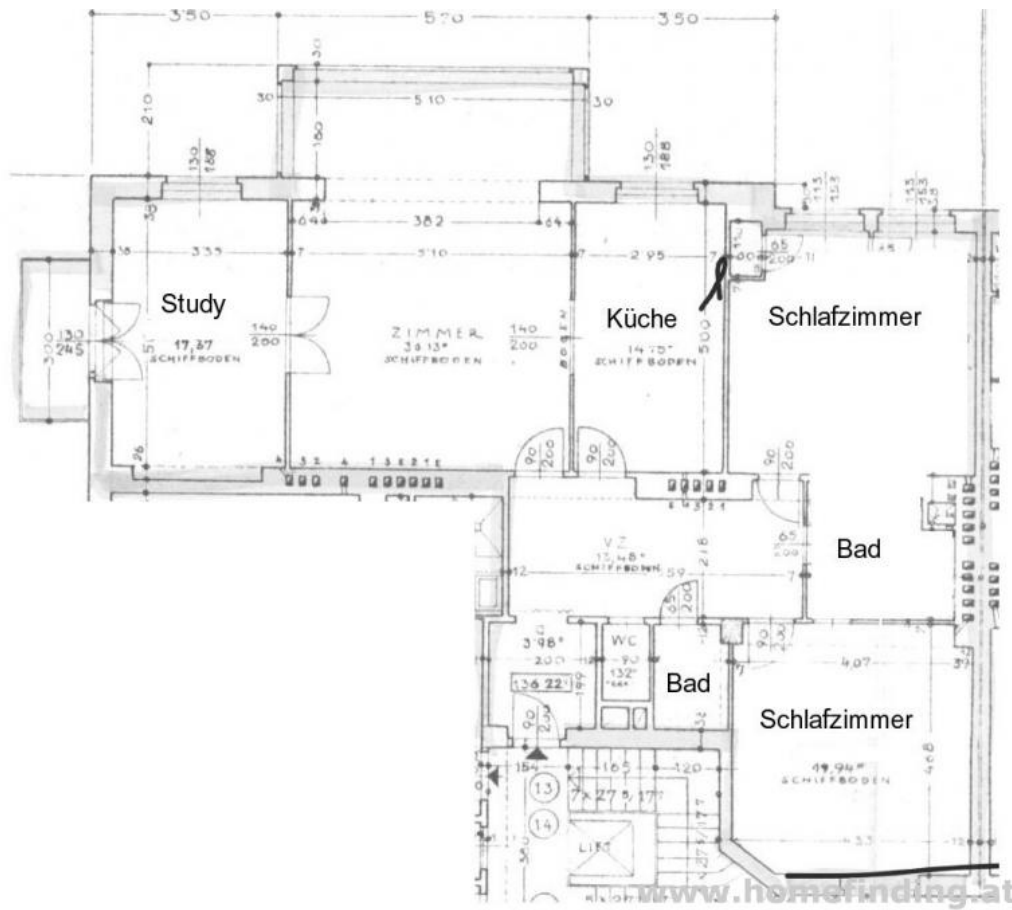
# apartment with 3 bedrooms + 2 bathrooms

📍 1040 Wien, Proximity: Rainergasse, Palais Schönborn, Alois Drasche Park

€ 2.750,-/month



Plans



## About Property

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Fully furnished expat flat with great view into a park.

### LOCATION

Shops, restaurants, supermarkets and public transport can be found nearby at Favoritenstraße.

### PUBLIC TRANSPORT

13A, U1

### PROPERTY

The apartment has following rooms:

- .entrance area
- .living dining room with great view
- .partly open kitchen
- .master bedroom with bathroom (tub, toilet)
- .second bedroom
- .second bathroom (shower)
- .office room
- .guest toilet

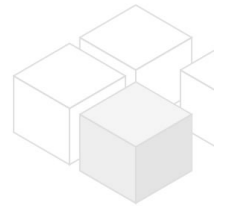
equipment:

wooden and tiled floors,

### COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 3 gross rents



## General

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|                 |         |
|-----------------|---------|
| Property number | 11219   |
| Property type   | Wohnung |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 2.129,74 |
| gross rent     | € 2342.71  |
| operating cost | € 407.28   |
| total rent     | € 2.750,-  |

## Keyfacts

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|              |                      |
|--------------|----------------------|
| living area  | 136.11m <sup>2</sup> |
| rooms        | 4                    |
| bedroom      | 2                    |
| bath         | 2                    |
| WC           | 1                    |
| Property age | Neubau               |

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|                |           |
|----------------|-----------|
| condition      | sehr gut  |
| Available from | 1.5.2025  |
| Contract type  | befristet |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| furnished       | ja            |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| balcony         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | D |
|-------------------|---|

## Lage

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|                           |  |
|---------------------------|--|
| Verkehrsanbindung<br>Nähe | 13A, U1<br>Rainergasse, Palais Schönborn, Alois Drasche Park |
|---------------------------|--|

